



Ground breaking for a new playground.



Surveying the neighborhood for opportunities.



Cutting and clearing public lanes.



**Rental Property  
Improvement Opportunities**

**Household Income Limits**

Apply To Some Products

**Median Income = \$64,900**

HUD income limits, effective June 2017, for CDBG funded projects. Subject to change without notice.

- 1-Person Household = \$36,350
- 2-Person Household = \$41,550
- 3-Person Household = \$46,750
- 4-Person Household = \$51,900
- 5-Person Household = \$56,100
- 6-Person Household = \$60,250
- 7-Person Household = \$64,400
- 8-Person Household = \$68,550
- Additional Per Person = \$4,150

**2017 Fair Market Rent Limits**

1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
\$801	\$924	\$1,260	\$1,472



**Contact Information**

Housing Department  
PO Box 1027

Savannah, GA 31402  
(912) 651-6926

[www.savannahga.gov](http://www.savannahga.gov)



October 14, 2017  
Terms Subject to Change



**Edgemere-Sackville  
Neighborhood**



**Rental Property  
Improvement  
Opportunities**

in partnership with the



Community Housing Services Agency, Inc.



## General Information

- Eligible Property Locations  
1100, 1200 & 1300 blocks of 53<sup>rd</sup>, 54<sup>th</sup> & 55<sup>th</sup> streets. Area may be enlarged if funding becomes available.
- Eligible Properties  
One- and two-family dwellings.
- Rent Limits  
Fair Market Rents apply for five years—see table.
- Tenant Income Limits  
Apply when loan made if dwelling occupied and at initial occupancy for vacant dwellings—see table.
- Existing Tenant Displacement  
Existing tenants cannot be displaced without cause to qualify for improvement financing.
- Existing Tenant Rents  
Tenants occupying dwellings at time of improvements cannot have rents increased for 12 months following improvements unless otherwise approved by Housing Department.



## Funding Opportunity

- Savannah Shines (SS) Lender  
Community Housing Services Agency, Inc. non-profit housing organization.
- Maximum Savannah Shines Loan  
Up to \$15,000 per property not to exceed 50% of approved improvements providing funds are available. The remaining funds needed must be from owner cash or other approved financing.
- SS Loan Interest Rate 0% possible
- SS Loan Repayment Term  
1 year per \$1,000 borrowed.
- SS Loan Repayment  
No monthly payments possible. Loan repaid at end of repayment term.
- 1/3 of SS Loan Forgiveness Possible  
When owner invests \$2 for every \$1 of SS dollars borrowed.
- 2/3 of SS Loan Forgiveness Possible  
When owner invests \$3 for every \$1 of SS dollars borrowed.



## Site and Building

- Property Maintenance & Housing Codes  
Building exteriors, interiors and sites must be in, or brought into, compliance with codes based upon City inspections.
- Housing Department Must Approve Work Scope
- Site Improvements – SS Loan Requirements
  - Tree limb pruning away from roofs.
  - Paved, safe, vehicle parking.
  - Grass, erosion control.
  - Fences in good repair.
- Exterior Components in Good Condition  
Roofs, paint, windows, doors, security lighting, house numbers front & rear.
- Interior Components in Good Condition
  - Floor, wall and ceiling surfaces and finishes/coverings.
  - Doors and locks to bedrooms and bathrooms.
  - Cabinets.
- Building Systems & Fixtures in Good Condition  
Structural, electrical, plumbing, HVAC.

